

Grantee: State of Georgia

Grant: B-08-DI-13-0001

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-DI-13-0001

Obligation Date:**Award Date:****Grantee Name:**

State of Georgia

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Amount:

\$5,210,779.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$5,210,779.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**Disaster Damage:**

The purpose of the Disaster Recovery funds is to provide for disaster relief of unmet needs resulting from severe weather in the state that occurred during 2008, for which the President declared a major disaster under Title IV of the Stafford Disaster Relief Act. The 2008 federally designated areas eligible for assistance include the counties (and cities within eligible counties) designated pursuant to FEMA designation 1750 (3/20/08) for severe storms and tornadoes which include Bartow, Burke, DeKalb, Floyd, Fulton, Jefferson, and Polk Counties and FEMA designation 1761 (5/23/08) for severe storms and flooding which include Bibb, Carroll, Crawford, Douglas, Emanuel, Glynn, Jefferson, Jenkins, Johnson, Laurens, McIntosh, Treutlen, Twiggs, and Wilkinson Counties.

Recovery Needs:

Note: The State of Georgia Action Plan For CDBG Supplemental Disaster Recovery Funds has been submitted to HUD and is also available on the Georgia Department of Community Affairs website at <http://www.dca.ga.gov/communities/CDBG/programs/cdbg2008disaster.asp>. Georgia's unmet needs from the 2008 presidentially declared disasters include long-term recovery needs in the areas of multi-family and single-family housing development as well as infrastructure development. Critical areas also include removal of slum and blight that is the needed precursor to redevelopment and sustained economic recovery. In some cases in Georgia, 2008 disasters were compounded by flooding in 2009, making disaster preparation/prevention in these areas even more important. DREF funding will allow Georgia to move forward with both aspects disaster recovery--long-term recovery via reinvestment and planning toward better preparation/prevention when future events occur. Below outlines the specific disaster damage estimates and the need gap remaining to be addressed.

In 2008 Georgia had two large natural disasters. The first, DR 1750 in March, involved a system of severe storms and tornadoes that caused damage across three counties. Estimated insured losses from the Georgia Commissioner of Insurance reached \$250 million. The Georgia Emergency Management Agency states that there were \$35.8 million in Public Assistance Awards and \$5.7 million in Individual Assistance Awards. With \$250 million in damage and \$41.5 million in awards, unmet needs are \$208.5 million.

In May of 2008 the second set of storms and tornadoes hit Georgia, DR 1761. The Georgia Insurance Commissioner's Office first estimated damage at \$50 million, but soon revised that upward to \$100 million in insured losses. The Georgia Emergency Management Agency reports \$25.8 million in Public Assistance Awards and \$4.4 million in Individual Assistance Awards. With \$100 million in damages and \$30.2 in assistance, unmet needs are \$69.8 million.

Between the two disasters there was an estimated \$350 million in damage and \$71.7 million in assistance leaving a total of \$278.3 million in unmet need.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$4,632,100.00

Total Budget

\$0.00

\$4,632,100.00

Total Obligated

\$0.00

\$768,897.00

Total Funds Drawdown

\$98,040.08

\$312,698.10



Program Funds Drawdown	\$98,040.08	\$312,698.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$98,040.08	\$240,687.96
Match Contributed	\$0.00	\$2,812.50

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		22.85%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$2,812.50
Limit on Public Services	\$781,616.85	\$0.00
Limit on Admin/Planning	\$521,077.90	\$28,030.49
Limit on State Admin	\$0.00	\$28,030.49

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Affordable Rental Housing (KRW and Ike Grants)	\$583,607.25	\$613,400.00

Progress Toward National Objective Targets

National Objective	Target	Actual
Low/Mod	\$2,605,389.50	\$860,418.00

Overall Progress Narrative:

Subgrantee: Cartersville
Subaward Amount: \$745,897
Subaward Date: 11/18/2009
Narrative Update:

The City of Cartersville's North Towne/MLK Area Affordable Housing project is currently underway.

- 118 Courrant, Cartersville, Georgia is complete and a family of 3 has moved in.
- 407 Johnson, Cartersville, Georgia is complete and a family of 9 has moved in.
- The dedication for 26 MLK, Cartersville, Georgia will be held in early January 2012. There will be a family of 5 moving in.
- 23 Fairview, Cartersville, Georgia has been purchased and the demolition has been completed.
- 145 Douglas, Cartersville, Georgia has been identified as a potential location and an appraisal has been done and documentation has been sent to the State Historic Preservation Office of Community Affairs (SHPO) for review. If there are no problems with SHPO for 145 Douglas, then Cartersville will only need to identify one more property for development. This will be done during the next quarter, so the City will have everything in place to build in the spring and summer.

Regarding the rental property (105 MLK, Cartersville, Georgia), the bid advertisement for a contractor has been completed and the RFP has been submitted to the City. A contractor will be recommended to the City council in the near future. The City anticipates completion of the unit in April 2012.

Subgrantee: Atlanta
Subaward Amount: \$750,000



Subaward Date: 12/18/2009

Narrative Update:

Loan closed on May 17, 2011 to Quest 35, Inc. in the amount of \$727,500 as construction/permanent loan. Loan funds will be drawn down as project (rehab of 12-unit apartment complex for low income people) proceeds. To date, site prep, interior demolition, interior framing, installation of mechanical systems, and roofing are complete or nearing completion. The contractor made about \$150,000 in pay requests during the quarter ended December 31, 2011 that have been approved and paid by the city. DCA is reviewing total pay requests approved by the city to date in the amount of \$301,250. If approved by DCA, the city will be reimbursed next quarter.

Subgrantee: Macon/Bibb County

Subaward Amount: \$1,500,000

Subaward Date: 7/23/2010

Narrative Update:

In March 2011, the project suffered a devastating fire that destroyed the Atlantic Cotton Mill property that was going to be rehabilitated. After the investigation and evaluation by the developer, it was determined that the Atlantic Cotton Mill project could not continue. The City of Macon and Bibb County issued a Request for Letters of Interest to evaluate other potential projects for the use of the CDBG funds. By the end of the September 30, 2011 quarter, Macon and Bibb County had submitted a substitute project for DCA review. On December 16, 2011, DCA approved the substitute project and placed a deadline of February 15, 2012 for closing the DCA-funded loan. The project will create 69 residential lofts and meet the slum and blight national objective by redeveloping the historic Dannenberg Building in downtown Macon. The Dannenberg Building is currently vacant.

Subgrantee: Brunswick

Subaward Amount: \$750,000

Subaward Date: 8/13/2010

Narrative Update:

Progress is being made on developing the required contracts and legal documents for program implementation. The city has submitted a demolition contract for Project One of the grant (demolition of slum and blighted property for long-term use as a multi-family development) to DCA for review. For Project Two of the grant (single family property development), the city has submitted a master loan agreement, revolving loan fund policy statement, subrecipient agreement, and developer agreement to DCA for review. These documents have been approved by DCA with the following exceptions: the RLF policy statement will need to be revised and the loan closing documents for individual properties will need to be submitted (e.g., note and deed to secure debt). Project One may move forward at this time.

Subgrantee: Darien

Subaward Amount: \$733,466.42

Subaward Date: 5/23/2011

Narrative Update:

The City of Darien has executed the grant award package and returned it to DCA on June 21, 2011. The city is currently working to clear the "special conditions" placed on the grant. Program partner agreements have been drafted and the sales contract has been drafted and signed. Engineering work has begun on the public facilities portion of the project and field surveys have been completed.

Subgrantee: DREF Funding

Subaward Amount: \$640,000

Subaward Date: 2/17/2011

CDBG-9999 DISASTER RESILIENT BUILDING CODES (DRBC) SUMMARY AND TIMELINE (\$160,000)

Advertisement has been made in order to hire a DRBC Coordinator that will be a 12 month temporary DCA position. The position will assist in implementing this portion (Disaster Resilient Building Codes) of the DREF funding.

CDBG-9999 FORWARD THINKING LAND USE PLAN SUMMARY AND TIMELINE (\$480,000)

DCA is beginning to work with the Georgia Environmental Management Agency to prepare training for Regional Commissions regarding hazard mitigation planning. DCA also prepared an RFQ in order to hire a planning firm to review hazard mitigation plans in the affected counties/cities. Responses to the RFQ are expected next quarter and a contract will be awarded in April 2012 in order to begin activities.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01 - Acq/Disp, Acquisition / Disposition	\$20,942.22	\$430,594.00	\$54,549.46
02-Clearance, Clearance / Site Development	\$3,550.00	\$61,100.00	\$18,600.50
03-Rehab, Rehabilitation	\$0.00	\$801,933.00	\$0.00
04-Const, New Construction	\$71,542.03	\$2,385,238.00	\$211,517.65
09-Admin, Administration	\$2,005.83	\$251,914.00	\$28,030.49
9999-Planning, 9999-Planning	\$0.00	\$640,000.00	\$0.00



Activities

Grantee Activity Number: 5186-001-Cartersville

Activity Title: 5186-001-Cartersville

Activity Category:

Acquisition - buyout of residential properties

Project Number:

01 - Acq/Disp

Projected Start Date:

11/18/2009

Benefit Type:

()

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Acquisition / Disposition

Projected End Date:

11/17/2011

Completed Activity Actual End Date:

Responsible Organization:

Cartersville, City of

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$120,994.00

Total Budget

\$0.00

\$120,994.00

Total Obligated

\$0.00

\$120,994.00

Total Funds Drawdown

\$20,942.22

\$54,549.46

Program Funds Drawdown

\$20,942.22

\$54,549.46

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$20,942.22

\$54,549.46

Cartersville, City of

\$20,942.22

\$54,549.46

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Deed recording fee for all properties. Acquisition funds used for 23 Fairview and 105 MLK on 12/6/2011. Acquisition funds used for 145 Douglas and 23 Fairview on 12/22/2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 5186-003-Cartersville

Activity Title: 5186-003-Cartersville

Activity Category:

Debris removal

Project Number:

02-Clearance

Projected Start Date:

11/18/2009

Benefit Type:

()

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Clearance / Site Development

Projected End Date:

11/17/2011

Completed Activity Actual End Date:

Responsible Organization:

Cartersville, City of

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

N/A

\$7,500.00

Total Budget

\$0.00

\$7,500.00

Total Obligated

\$0.00

\$7,500.00

Total Funds Drawdown

\$3,550.00

\$3,918.00

Program Funds Drawdown

\$3,550.00

\$3,918.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$3,550.00

\$3,918.00

Cartersville, City of

\$3,550.00

\$3,918.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Site Development for 407 Johnson and 26 MLK.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 5186-012-Cartersville

Activity Title: 5186-012-Cartersville

Activity Category:

Construction of new housing

Project Number:

04-Const

Projected Start Date:

11/18/2009

Benefit Type:

Direct (HouseHold)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

11/17/2011

Completed Activity Actual End Date:

Responsible Organization:

Cartersville, City of

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$562,027.00

Total Budget

\$0.00

\$562,027.00

Total Obligated

\$0.00

\$562,027.00

Total Funds Drawdown

\$71,542.03

\$211,517.65

Program Funds Drawdown

\$71,542.03

\$211,517.65

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$71,542.03

\$147,162.00

Cartersville, City of

\$71,542.03

\$147,162.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Funds went to 407 Johnson and 26 MLK. Both are now complete. 407 Johnson is now occupied by a family of 7 and 26 MLK is occupied by a family of 5.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	3/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	2	0	2	4/0	0/0	4/6	100.00
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Activity Locations

Address	City	County	State	Zip	Status / Accept
407 Johnson St	cartersville		Georgia	30120-	Match / N
26 Martin Luther King Jr Dr	Cartersville		Georgia	30120-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 5186-21A-Cartersville

Activity Title: 5186-21A-Cartersville

Activity Category:

Administration

Project Number:

09-Admin

Projected Start Date:

05/06/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Cartersville, City of

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$23,376.00

Total Budget

\$0.00

\$23,376.00

Total Obligated

\$0.00

\$23,376.00

Total Funds Drawdown

\$2,005.83

\$20,376.00

Program Funds Drawdown

\$2,005.83

\$20,376.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$2,005.83

\$20,376.00

Cartersville, City of

\$2,005.83

\$20,376.00

Match Contributed

\$0.00

\$2,812.50

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
